

**CITY OF REDMOND
DESIGN REVIEW BOARD**

November 3, 2016

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Chairman David Scott Meade, Craig Krueger, Kevin Sutton and Henry Liu.

EXCUSED ABSENCES: Renard Mun, Zoi Karagouni

STAFF PRESENT: David Lee and Carl McCarthy

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Acting Chairperson Mr. Krueger at 7:00 p.m.

PRE-APPLICATION

LAND-2016-00238, Anderson Park Hotel

Description: Construct 6-story hotel with one level parking

Location: 16630 Redmond Way

Contact: Mike Schubert with B+H Architects

Prior Review Dates: 02/18/16, 05/05/16 & 08/04/16

Staff Contact: Gary Lee, 425-556-2418, glee@redmond.gov

Mr. David Lee (filling in for Gary Lee) stated that staff reports this project should be ready for approval at the next meeting. Staff also feels the hotel could incorporate one more trestle at the parking lot where a lower screen wall is now indicated.

Ms. Cantwell went over the updates which included the green roof. More parking spaces have been added to the project and now there are 125 spaces for guest parking. There will be perforated panels on the building where vents are needed in order to maintain the sleek design of the hotel. More wood elements have been added to connect with the garden element. The arch ways will be illuminated from within the panel and reflect a nice glow to the outside. An illustration of the how the hedge will look at varying stages of growth was presented. The project applied for a deviation for a different paving pattern and the City approved this request. A material board was also presented for the project.

Mr. Meade joined the meeting at 7:20 p.m.

COMMENTS FROM THE BOARD

Mr. Sutton:

- Asked if the perforated panels extend for the entire panel? Ms. Cantwell stated that the entire panel is perforated; however, the perforation becomes farther apart as the panel reaches the top of the building.

Mr. Liu:

- Likes the courtyard and the improved entrance to the hotel.
- Thinks more weather protection may be needed. Ms. Cantwell stated that the archways create protection without the need for a canopy.

Mr. Krueger:

- Asked about staff's recommendation to enhance the portal at the parking entrance. Ms. Cantwell explained that the staff was indicating to raise the fence at the parking portal. The hotel felt that raising the fence would not be beneficial to the look and feel of the hotel.

Mr. Meade:

- Feels the project is ready for approval when it comes before the board.

MINUTES

MOVED BY MR. SUTTON TO APPROVE THE MEETING MINUTES FOR AUGUST 4, 2016, SECONDED BY MR. LIU. MOTION CARRIED (2-0 WITH 2 ABSTENTIONS).

APPROVAL

LAND-2016-01691, Aloft and Element Hotel

Description: Master Sign Program

Location: 152xx NE 28th Street

Contact: Don Sellars with Ilium Associates

Staff Contact: Carl McCarthy, 425-556-2412, cmcarthy@redmond.gov

Mr. McCarthy stated that the staff recommends approval for this sign program as it is in compliance with RZC 251.44.010 (G) (11),

COMMENTS FROM THE BOARD

The board was agreeable to approving this multiple building sign program.

MOVED BY MR. LIU TO APPROVE LAND 2016-0152, ALOFT AND ELEMENT HOTEL, SECONDED BY MR. KRUEGER. MOTION CARRIED (4-0).

APPROVAL

LAND-2016-00239, Esterra Park Block 8

Description: The proposed project is a 330-unit, 479,350 square foot, and multi-family project set within Block 8 of the Esterra Park/Capstone/Group Health development

Location: TBD pending review by City of Redmond, parcel number: 0673100050

Contact: Arpita Mitra with Ankrom Moisan Architects

Prior Review Date: 03/03/16, 07/07/16 & 08/04/16

Staff Contact: David Lee, 425-556-2418, dlee@redmond.gov

Mr. Lee explained that this was just a 'housekeeping' issue as it was approved in August; however, the project was brought in before it was actually scheduled to be approved and needs a new formal approval.

COMMENTS FROM THE BOARD

The board was agreeable to approving this project.

MOVED BY MR. KRUEGER TO APPROVE LAND 2016-00239, ESTERRA PARK BLOCK 8, WITH STANDARD CONDITIONS, SECONDED BY MR. SUTTON. MOTION CARRIED (4-0).

APPROVAL

LAND-2016-00279, Esterra Park Apartments, Blocks 5, 6A, 9

Description: 3 buildings with approximately 661 residential units

Location: TBD (parcel number: 0673100050)

Contact: Scott Clark with Clark Design Group, LLC

Prior Review Dates: 05/05/16, 06/16/16 & 07/07/16

Staff Contact: David Lee, 425-556-2462, dlee@redmond.gov

Mr. Lee explained that this was just a 'housekeeping' issue as it was approved in July; however, the project was brought in before it was actually scheduled to be approved and needs a new formal approval.

COMMENTS FROM THE BOARD

The board was agreeable to approving this project.

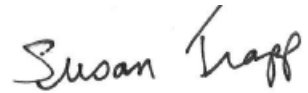
MOVED BY MR. SUTTON TO APPROVE LAND 2016-00279, ESTERRA PARK APARTMENTS, BLOCK 5,6A & 9, SECONDED BY MR. LIU. MOTION CARRIED(4-0).

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER, SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 7:45 P.M. MOTION CARRIED (4-0).

January 19, 2017

MINUTES APPROVED ON

A handwritten signature in black ink, reading "Susan Trapp". The signature is written in a cursive, flowing style.

RECORDING SECRETARY